

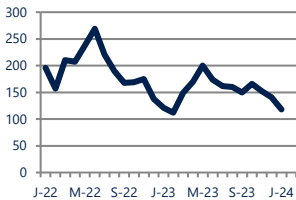
Focus On: Near Northeast Philadelphia Housing Market

January 2024

Zip Code(s): 19111, 19136, 19149, 19135 and 19152

Units Sold

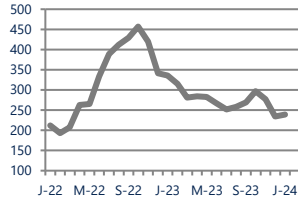
118



Down -2%
Vs. Year Ago

Active Inventory

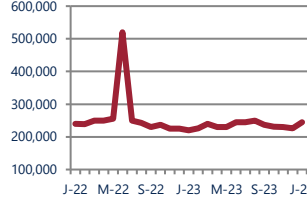
239



Down -29%
Vs. Year Ago

Median Sale Price

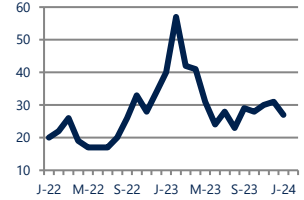
\$245,000



Up 11%
Vs. Year Ago

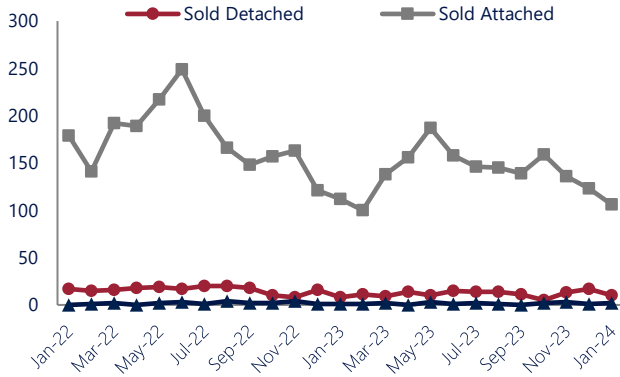
Days On Market

27



Down -32%
Vs. Year Ago

Units Sold*



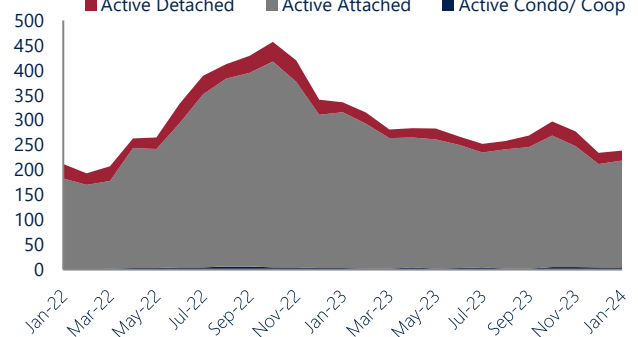
Units Sold

There was a decrease in total units sold in January, with 118 sold this month in Near Northeast Philadelphia versus 141 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 2% versus January 2023.

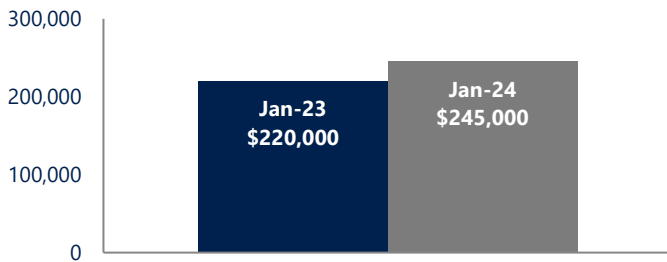
Active Inventory

Versus last year, the total number of homes available this month is lower by 97 units or 29%. The total number of active inventory this January was 239 compared to 336 in January 2023. This month's total of 239 is higher than the previous month's total supply of available inventory of 234, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Near Northeast Philadelphia Homes was \$220,000. This January, the median sale price was \$245,000, an increase of 11% or \$25,000 compared to last year. The current median sold price is 8% higher than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Near Northeast Philadelphia are defined as properties listed in zip code/s 19111, 19136, 19149, 19135 and 19152.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



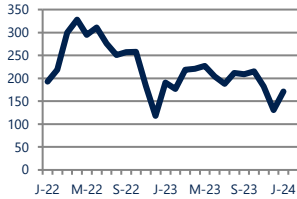
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January 2024

Zip Code(s): 19111, 19136, 19149, 19135 and 19152

New Listings

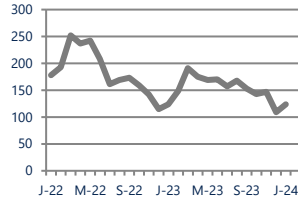
171



Down -10%
Vs. Year Ago

Current Contracts

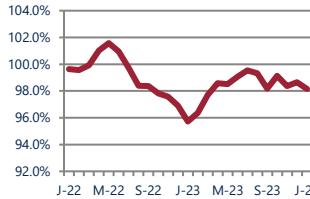
124



No Change
Vs. Year Ago

Sold Vs. List Price

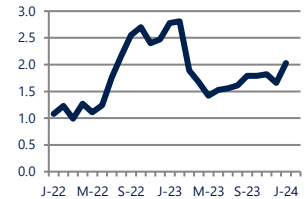
98.2%



Up 2.5%
Vs. Year Ago

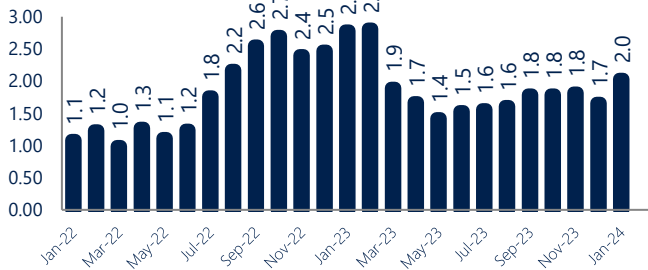
Months of Supply

2.0



Down -27%
Vs. Year Ago

Months Of Supply



Months of Supply

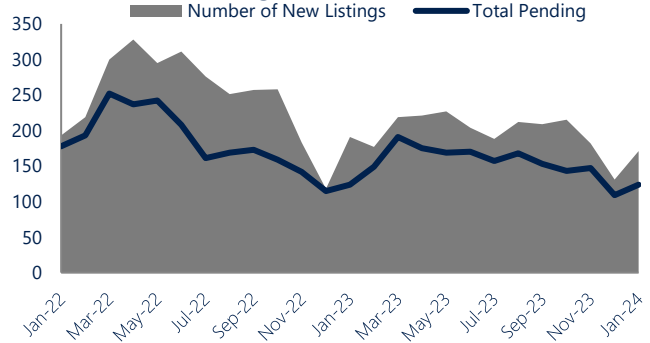
In January, there was 2.0 months of supply available in Near Northeast Philadelphia, compared to 2.8 in January 2023. That is a decrease of 27% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

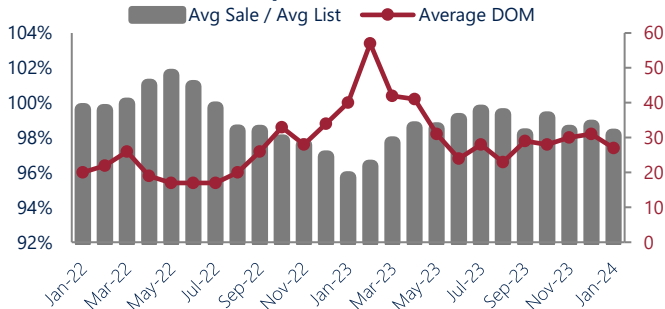
New Listings & Current Contracts

This month there were 171 homes newly listed for sale in Near Northeast Philadelphia compared to 191 in January 2023, a decrease of 10%. There were 124 current contracts pending sale this January, consistent with the volume a year ago. The number of current contracts is 14% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Near Northeast Philadelphia was 98.2% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 40, a decrease of 33%.

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